

Theophilus Conrad Home
(Rose Anna Hughes Presbyterian Home)
1402 St. James Court
Louisville
Jefferson County
Kentucky

HABS No. KY-144

HABS,
KY,
56-LOUVI,
21-

PHOTOGRAPHS
HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Architectural and Engineering Record
National Park Service
Department of the Interior
Washington, D.C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY

THEOPHILUS CONRAD HOME

(Rose Anna Hughes Presbyterian Home)

HABS No. KY-144

Location: 1402 St. James Court, Louisville, Jefferson County,
Kentucky.

Present Owner
and Occupant: Rose Anna Hughes Presbyterian Home, Inc.

Present Use: Nursing Home.

Significance: At the time of its erection, the Conrad Home was the most magnificent residence in the city. The large stone house is an excellent example of late Queen Anne style with Richardsonian Romanesque details, and of the work of architect Arthur Loomis.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1892-1895. City tax assessment records show the following information:

Year	Value of Improvements
1892.....	\$0.00
1893.....	\$10,000.00
1894.....	\$35,000.00
1895.....	\$35,000.00

This indicates a period of construction from late 1892 through early 1895.

2. Architect: Arthur Loomis. Arthur Loomis was a prominent Louisville architect. He was born in 1859 in Westfield, Massachusetts. In 1861 his family migrated to Jeffersonville, Indiana, where he was to live the majority of his life. He began his study of architecture in 1876. In 1891 he entered into partnership with Charles J. Clarke. Following the death of Clarke in 1908 he was associated with Julius Hartman, later embarking on an independent practice. His designs were primarily executed in Louisville and Jeffersonville, although he designed some buildings for other cities in Kentucky.

In 1909 he moved from Jeffersonville to Louisville, where he maintained a residence at 511 Belgravia Court, not far from the Conrad residence. In the neighborhood he also designed the Stuart Robinson Memorial Church in 1891, located next to the Conrad estate.

Active in many organizations, he was a prominent Mason, president of the Louisville chapter of the American Institute of Architects, a Shriner, a Knight Templar, a Presbyterian, a member of the Louisville Art Institute, a member of the Pendennis Club, a member of the Engineers and Architects Club, and a Republican.

Loomis designed a large number of commercial buildings, many residences, Presbyterian, Evangelical, and Episcopal churches, public libraries, schools, and other miscellaneous buildings. Major buildings which he designed are as follow:

Speed Block.....1908
Speed Art Museum, University of Louisville.....1925-1927
Louisville Medical College.....1891-1893
Southern Baptist Theological Seminary
(in conjunction with James Gamble Rogers).....1924
Gibbs-Inman Co. Building.....1908
Todd Building.....1900
J. Bacon and Sons Store.....1908
Cell House "C," Indiana State Reformatory.....1901
Whiteside Bakery.....1900
"Rosetrevor," J. Ross Todd Residence
(in conjunction with Carrere and Hastings).....1908

Never limited to one style, Loomis was a truly eclectic architect, changing styles to fit the times and the clients. The Conrad residence is his masterpiece in the Queen Anne and Richardsonian Romanesque style, as "Rosetrevor" was his masterpiece in Beaux Arts Classicism.

3. Original and subsequent owners: The Conrad House is built on lot 184 of block 33-A. The following references tracing the title of this lot are found in the Jefferson County, Kentucky Deed Books:

The land originally was part of the DuPont estate. It later became the site of the 1883 Southern Exposition. Following the end of the exposition, the land was bought by the Victoria Land Company which subdivided it for residential purposes.

1891 Deed, May 5, 1891, recorded in Deed Book 366, page 251. The Victoria Land Company and Fidelity Trust and Safety Vault Company sold a 120 foot by 200 lot at the corner of Magnolia Avenue and St. James Court to Mary Conrad, wife of Theophilus Conrad, for \$12,000.

1893 Deed, March 16, 1893, recorded in Deed Book 409, page 284. James A. McAfee and Stella T. McAfee and John Colgan and Martha Colgan sold a 30 foot by 120 foot lot adjoining Mary Conrad's corner lot at its western end, to Mary Conrad for \$1800.

- 1900 Deed, March 20, 1900, recorded in Deed Book 532, page 371. J.M. Cabell sold a 50 foot by 180 foot lot located at the south side of the Conrad lot, to Theophilus Conrad for \$4,000.
- 1900 Deed, October 5, 1900, recorded in Deed Book 547, page 26. Susan Rabb, James W. Emison and Sadie Ross Emison, W.B. Ridgeway and Kate V. Ridgeway, John H. Rabb, Jr. and Belle Rabb, and J.S. Bayard and Helen B. Baryard sold a 37' x 120' lot adjoining the western end of the Conrad lots, to Theophilus Conrad for \$1,017.
- 1904 Deed, January 4, 1904, recorded in Deed Book 597, page 462. Theophilus Conrad conveyed a 37'x 120' lot and a 50'x 180' lot to Mary Conrad, his wife.
- 1908 Deed, February 1, 1908, recorded in Deed Book 674, page 333. Mary Conrad sold the house and lot to W.E. Caldwell for \$35,000.
- 1941 Deed, June 9, 1941, recorded in Deed Book 1789, page 54. The Kentucky Title Trust Company, executor and trustee under the will of William Erwin Caldwell, dated April 8, 1938 and recorded in Will Book 49, page 277, and Emma Jean Caldwell conveyed the property to Walter E. Caldwell and Grace Caldwell Hall.
- 1944 Deed, August 1, 1944, recorded in Deed Book 1958, page 503. Walter E. Caldwell and Gertrude B. Caldwell and Grace Caldwell Hall sold the property to Vesta Lasley.
- 1947 Deed, January 7, 1947, recorded in Deed Book 2196, page 556. Vesta Lasley sold the property to Rose Anna Hughes Presbyterian Home.
4. Original plans and construction: A complete set of original plans for the home is in the possession of Mena Nash Everett, the great-granddaughter of Theophilus Conrad.
5. Alterations and additions:
- 1908 Following purchase of the house in 1908, W.E. Caldwell commissioned a New York architect to make alterations. The following alterations were undertaken at that time:
- The third floor, which had been basically unfinished, was finished at that time. Included were the installation of a bathroom, finishing of a bedroom in the northeast corner of the house in the Tudor Revival style (this included the

fireplace mantel, ceiling, stained glass windows, woodwork, and hardware), finishing of a games room in the southeast corner of the house also in the Tudor Revival style (same finish as bedroom except for "battleship" linoleum flooring), finishing of bedroom above dining room with adjoining bath added, finishing of the bedroom above the main stair in the French Renaissance Revival style, and finishing of the central hall.

The second floor received the following alterations: All bedrooms in the front portion of the house received new fireplace mantels. New lighting fixtures were also installed in the front bedrooms and stair hall.

Electric chandeliers were installed in the front hallway and the northeast parlor of the first floor. The fireplace mantel in the northeast parlor was replaced.

In the basement a steel beam was inserted beneath the apselike projection at the southeast corner of the house. Steel lintels were added to the door to the northeast corner storage room.

1940 A new coal-fired furnace was installed, later converted to gas.

1947 Following purchase of the house by the Rose Anna Hughes Presbyterian Home the following alterations were undertaken:

House completely rewired.

New lighting fixtures installed in the following areas:

- Third floor - bedroom above main stair, hall
- Second floor - all rooms in rear portion of house, except one bedroom
- First floor - all rooms in rear portion of house, except office
- Basement - rear hall and present beauty shop

All interior walls rewallpapered; woodwork remained same.

Fire door added to rear wall of third floor with wooden fire stair to ground.

Interior door cut through west wall of games room on third floor. Original woodwork (former billiard cue closet) retained.

Floor to ceiling closets added on north wall of games room, third floor.

All stained glass windows except southernmost window,
replaced with double-hung clear glass in Tudor bedroom,
third floor.
Large, wood shingle dormer added at west roof, third floor.
Bathroom added in rear section of second floor.
Linoleum flooring in rear section of second floor installed.
Handrails added to rear section hallway walls, second floor.
Second floor stair hall enclosed and railing removed at well.
Kitchen on first floor converted to infirmary - doors
widened and replaced and partitions added - doors
stored in basement.
Window pane installed in side entrance door, first floor.
Linoleum flooring installed in rear portion of first floor.
Door between office and dining room permanently closed.
Elevator by Murphy Elevator Co. of Louisville installed in
rear portion of house.
Doors and linoleum flooring installed in rear basement hall
and beauty shop.
Iron railing added to front walk of house.
Fabric wall panels in southeast parlor, first floor,
replaced with wallpaper, said to be nearly perfect
match.

1959 Two-story brick addition was added to rear of house (west side). It was designed by Payton M. Davis, architect. As a result of this construction a large semi-circular porch at the west (rear) end of the second floor was replaced by a rectangular porch. Cost of the addition was \$100,000. At that time also, the boiler was enclosed with a concrete block wall.

1966 Mrs. Haskins, a very generous benefactress at the time of the home's purchase in 1947, commissioned architect Frederic Morgan of Louisville to construct an apartment for her. An agreement had been made in 1947 that at the decease of her husband she would construct this apartment. A one-story addition to the south of the original dining room was constructed, containing a large living room, small kitchen, bathroom, and hallway. The former dining room was converted into a bedroom and a doorway was installed in the place of the south window. The stained glass window panels were moved into the window of the bedroom directly above the former window. The addition was furnished with antiques by Mrs. Haskins from her former home. These included a fireplace mantel and three crystal chandeliers.

1969 A fire sprinkling system was installed throughout the house and its additions. Previously a smoke and heat detection system had been installed.

1971 New bathroom fixtures, except for medicine cabinet and tiling, were installed in the bathroom adjoining the southwest corner bedroom on the third floor, above the dining room.

1973 Fluorescent light fixtures (one each room) were installed in the office on the first floor and in the southwest corner bedroom on the third floor above the dining room.

No Date: Door between storage rooms in basement was bricked up.

- B. Historical Context: Theophilus Conrad, the original owner of the house, was a prominent industrialist in Louisville. Born August 6, 1832 in Strasbourg, Alsace-Lorraine, he was the only child of Martin and Caroline Conrad. As a youth he served as a tanner's apprentice. In Paris and Lyons, France he was a journeyman in the trade. In 1853 he migrated to the United States. Landing in New Orleans he traveled upriver to join his parents in Louisville. Following his arrival he worked in the Taylor and Frantz tannery. He soon gained a part ownership in a tannery in Shepherdsville, Kentucky with August Fabel. In 1860 he built a tannery on Twelfth Street in Louisville and in 1871 he consolidated with the Falls City Tannery, owned by James E. Mooney. The new firm, called Conrad, Fabel, and Mooney, operated two tanneries. He then acquired a tannery in Cincinnati, called the American Oak Leather Company. Later he withdrew from the company and operated the Falls City Tannery alone. He was widely involved in real estate. Numerous residences were constructed by him. The General Storage Company on the corner of Wenzel and Main Streets; a double store building on Main between Fourth and Fifth Streets; a five-story store on the corner of Eighth and Main Streets; Grower's Tobacco Warehouse on Main between Eleventh and Twelfth Streets; Louisville Malting Co. on Monroe Street between Eleventh and Twelfth Streets; the Victoria Hotel on the corner of Tenth and Broadway Streets; a tobacco warehouse on the corner of Tenth and Grayson Streets; and many other buildings were constructed by him. A staunch Republican, he served several terms on the Louisville School Board. He was also an active Unitarian, being a member of the Church of the Messiah in Louisville. In 1858 he married Mary Krieger, daughter of Louis Krieger, a leather manufacturer of Charleston, Indiana. Four daughters were born to them: Minnie Celestine Conrad Hagewald, Emma Albertine Conrad Dick, Carrie Adele Conrad Roberts, and Lucie Eleanor Conrad. Following the death of Theophilus Conrad at home February 13, 1905, his wife maintained the house.

Rose Anna Hughes, the donor of the Presbyterian home, was a member of Warrent Memorial Presbyterian Church, once the most fashionable church in Louisville. Following her death at the age of 98 in 1891 she left \$18,740 for the establishment of a home for Presbyterian widows. Invested, the money grew to \$303,000 at which time the former Conrad home was purchased in 1947.

PART II. ARCHITECTURAL INFORMATION

General description:

The exterior stone walls of this predominantly Queen Anne style house are quarry-faced. The Richardsonian Romanesque round-arched porch with columns in the center of the front facade shelters the main entryway. Above this porch is a second floor balcony with a balustrade and corner blocks with projecting grotesque heads. Over this is a decorative gable-roofed pediment, supported by columns. The pediment's quarry-faced tympanum contains additional projecting grotesque heads. One of the turrets that rise above third floor includes a third floor porch, again with columns. Most single window openings are of rectangular type, with one-over-one sash, which are probably replacements.

The interior is filled with woodwork of elaborate and intricate designs which are too complex to describe. The designs are generally floral, animal and medieval in nature. Stained glass windows add further embellishment to the interior. The fireplace mantels have predominantly floral and animal style designs in wood, which are also too complex to describe.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings:

Full set of plans are in possession of Mena Nash Everett, great-granddaughter of Theophilus Conrad.

B. Early Views:

Photograph of exterior east and north sides of house following completion of home in 1895 is located in front hall of house.

Five or six photographs of the interior of the house taken in 1908 prior to alterations by New York architect are in possession of Rose Anna Hughes Presbyterian Home trustees, unavailable at time of interview.

Architectural rendering of rear of house with proposed 1959 addition by Payton M. Davis, showing original semi-circular second floor porch, as well as proposed third floor addition. It is located in the first floor closet of home, beneath the main stair.

C. Interview:

Interview with Mr. Joseph Sudduth, administrator of Rose Anna Hughes Presbyterian Home, at 2:00 p.m., August 21, 1974. Discussed primarily were alterations and additions to the home.

D. Bibliography:

1. Primary and unpublished sources:

Deed Books located in Clerk's Office, Jefferson County Courthouse, Louisville, Kentucky.

Louisville City Tax Assesment Books located in State Archives, Frankfort, Kentucky.

2. Secondary and published sources:

Johnston, J. Stoddard, Memorial History of Louisville from its First Settlement to the Year 1896, Chicago, American Biographical Publishing Co., 1896.

Everett, Mena Nash, "Theophilus Conrad, 1832-1905,"

Gilford, Marguerite, "St. James Court in Retrospect," Louisville, McDonald Business Service, September, 1966.

"Suddenly Theophilus Conrad Receives Death Summons," Courier-Journal, February 14, 1905.

"No Warning of Death's Approach," Louisville Times, February 14, 1905.

"Gift of \$18,740, Now \$303,000, Makes Widows' Home Reality," Louisville Times, August 7, 1947.

"Widows' Home to be Opened in September," Courier-Journal, August 8, 1947.

"Widows to Get Home 57 Years After Bequest," Courier-Journal, June 25, 1948.

"Hughes Home for Widows Is Dedicated," Courier-Journal, June 25, 1948.

"Suit Asks That Widows Home Be Opened to Maiden Women," Courier-Journal August 5, 1952.

"Church Home Addition Dedicated," Courier-Journal, June 10, 1959.

Prepared by: David Arbogast
Architectural Historian
National Park Service
August 1974
and
Susan McCown
Historian
Historic American Buildings Survey
Spring 1981

PART IV. PROJECT INFORMATION

The project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the Preservation Alliance of Louisville and Jefferson County, Inc. Under the direction of John Poppeliers, chief of HABS, the project was completed during the summer of 1974 at the HABS Field Office in Louisville by Prof. John Haggard, (Syracuse University), Project Supervisor; David Arbogast (Columbia University), Project Historian; Mary Oehrlein, Project Foreman; Bayer Lee (City College of New York), Architect; and Mary M. Herd (University of Tennessee) and Charles Raith (University of Cincinnati), student assistant architects. Susan McCown, a HABS staff historian in the Washington, D.C. office, edited the written descriptive data in the spring of 1981, for transmittal to the Library of Congress. HABS staff photographer Jack E. Boucher took the photographs of the structures in 1979.

ADDENDUM TO
THEOPHILUS CONRAD HOME
(ROSE ANNA HUGHES PRESBYTERIAN HOME)
1402 Saint James Court
Louisville
Jefferson County
Kentucky

HABS No. KY-144

HABS
KY,
56-LOUVI,
21-

XEROGRAPHIC COPIES OF COLOR TRANSPARENCIES

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
Washington, D.C. 20013